







Laleham Road, London, SE6 2AD

- Guide Price £550,000 to £575,000
- End of Terrace House
- 18ft Loft Conversion with En-suite
- Hither Green Station 0.7 miles
- Mountsfield Park 250 metres
- Three Bedrooms
- Beautifully presented
- Rear Garden 43ft
- Hither Green shops and cafes 650 metres
- EPC Grade C

HUNTERS®
HERE TO GET *you* THERE

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Guide Price £550,000 to £575,000. A beautifully presented three-bedroom end of terrace house with loft conversion and ensuite.

The heart of the home is the inviting 15ft reception room, filled with natural light from the attractive bay windows and complemented by stylish décor, wooden flooring and charming period features.

To the rear, the kitchen is neatly arranged with fitted units, wooden worktops, and integrated appliances with direct access to the garden.

The first floor provides two tastefully finished bedrooms, both doubles, approx. 12ft deep - one is an attractive bay-fronted room with fitted wardrobes and excellent storage, with the second being equally bright, ideal as a guest bedroom or a home office.

Occupying the second floor is an impressive 18ft loft-converted principal bedroom - a contemporary retreat enhanced by two large skylights that flood the space with natural light, along with a modern en-suite shower room.

Externally, the property benefits from a 43ft rear private garden, with a decked seating terrace, lawn bordered by mature shrubs and plants – the ideal setting for outdoor dining, summer entertaining or simply enjoying a peaceful green retreat within the city.

This wonderful home is 400 metres from Catford's array of shops, cafés and restaurants in one direction, and 650 metres to Hither Greens shops and delis in the other - plus Mountsfield Park on your doorstep (250 metres).

Please call the Sales Team at Hunters Catford to arrange your viewing.

Hither Green Station - 0.7 miles (London Bridge, Cannon Street, Charing Cross)
Catford Bridge Station - 0.7 miles (London Bridge, Cannon Street, Charing Cross)
Catford Station - 0.7 miles (Denmark Hill, Blackfriars, City Thameslink)

Catford Town Centre - 400 metres
Hither Green shops & delis - 650 metres
Mountsfield Park 250 metres - open fields, flower gardens, tennis courts and café














Lalcham Road



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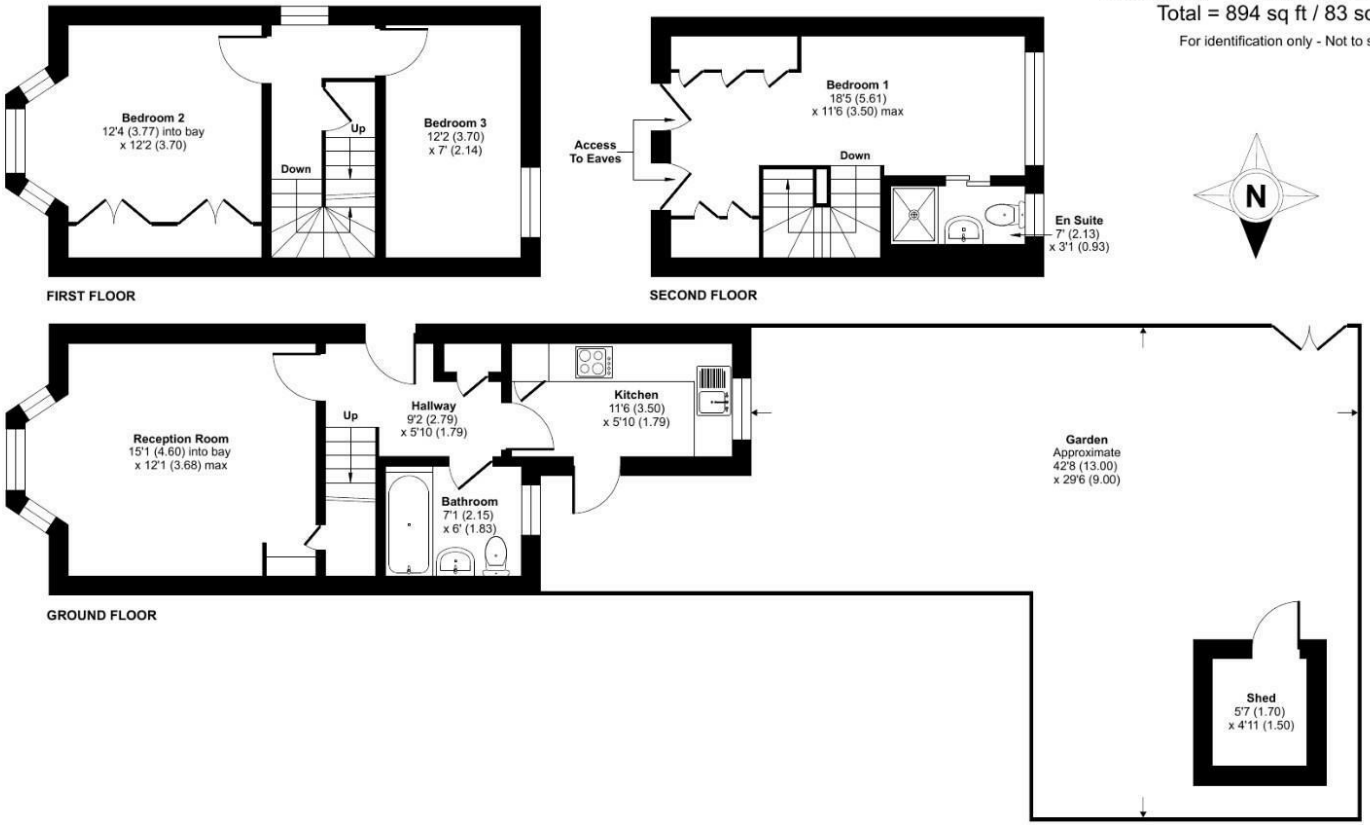
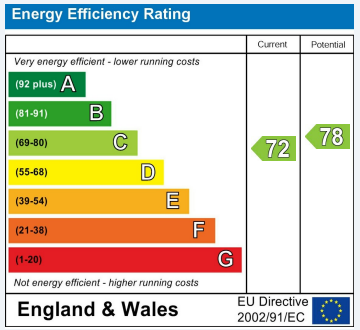
Approximate Area = 867 sq ft / 80.5 sq m
Outbuilding = 27 sq ft / 2.5 sq m
Total = 894 sq ft / 83 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters. REF: 1450243

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact catford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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Tel: 020 8698 7499 Email: catford@hunters.com https://www.hunters.com

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